

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 1-8-16  
Tentative No.: T- 23741-1-NEW  
Received Date: 12-21-15

**FEES:**  
D.R.E.R.----- \$1,872.00  
Plus \$10.90 per site in excess of 6 sites----- \$0.00  
D.R.E.R. enviromental----- \$210.00  
**PRINT** \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: DORAL Sec.: 32 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

1. Name of Proposed Subdivision: Lehman Doral
2. Owner's Name: Lehman Doral Partners, LLC Phone: 305-654-6220  
Address: 21400 NW 2nd Ave. City: Miami Gardens State: FL Zip Code: 33169  
Owner's Email Address: afalcon@lehmanautoworld.com
3. Surveyor's Name: Fortin, Leavy, Skiles, Inc. Phone: 305-653-4493  
Address: 180 NE 168th Street City: N. Miami Beach State: FL Zip Code: 33162  
Surveyor's Email Address: damian@flssurvey.com
4. Folio No(s): 35-3032-000-0170 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: See Exhibit "A"
6. Street boundaries: North side of NW 12th St. East of NW 107th Ave.
7. Present Zoning: CC - Corridor Commercial Zoning Hearing No.: \_\_\_\_\_
8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 22,000 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE:** Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

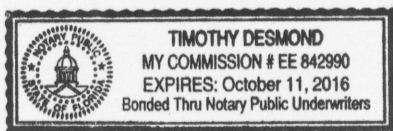
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): William LEHMAN OWNER

BEFORE ME, personally appeared Before me this 1 day of December, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known \_\_\_\_\_ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 1 day of December, 2015 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Timothy J Desmond)

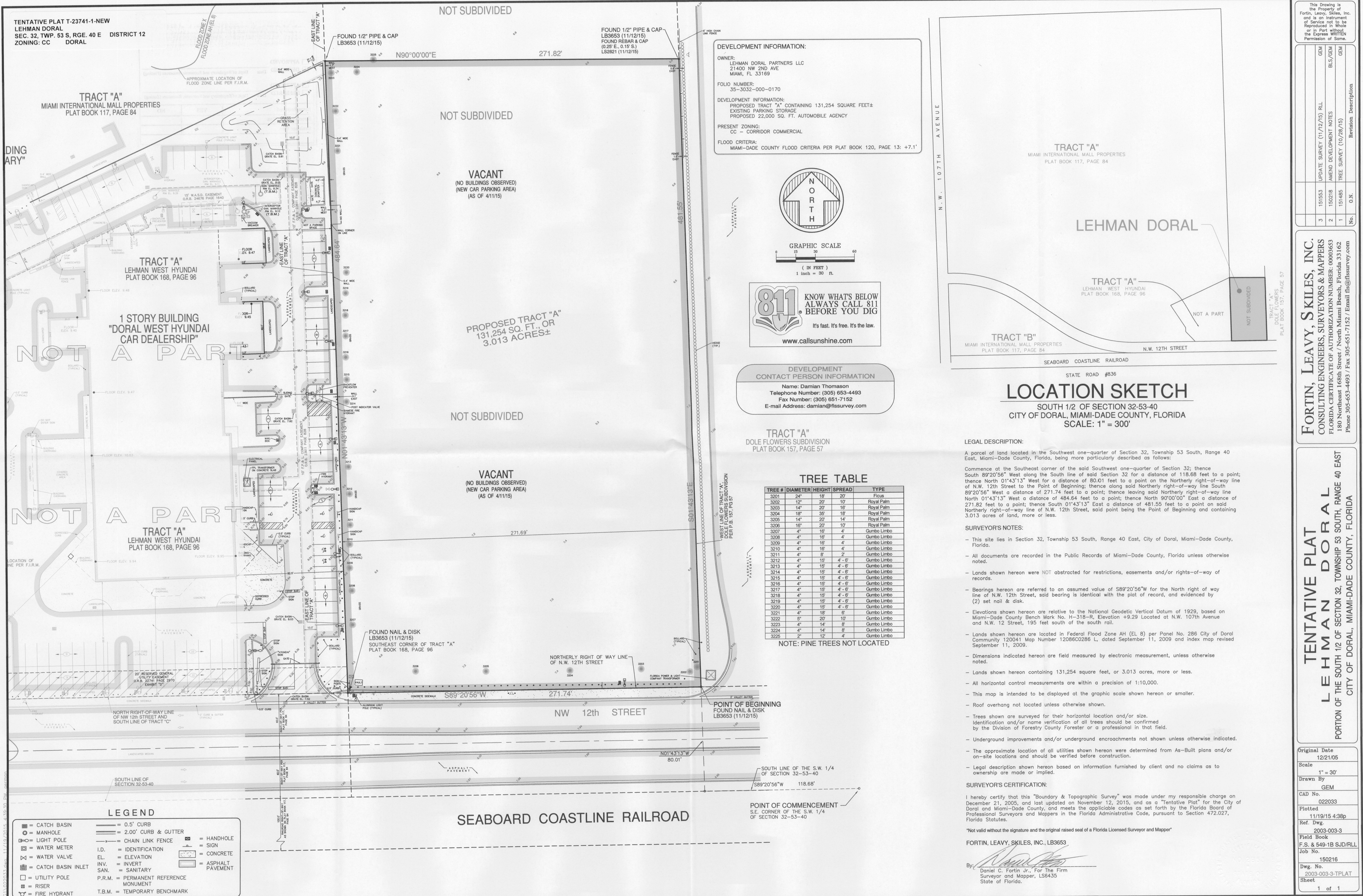
(NOTARY SEAL)

10/11/16  
(Commission Expires)

EE 842990  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.





This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Some.

No.	Rev.	Description
3	151553	UPDATE SURVEY (11/12/15) RLL
2	150218	AMEND DEVELOPMENT NOTES
1	151485	TREE SURVEY (10/28/15)
	O.N.	

FORTIN, LEAVY, SKILES, INC.  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

TENTATIVE PLAT  
LEHMAN DORAL  
PORTION OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

Original Date  
12/21/05  
Scale  
1" = 30'  
Drawn By  
GEM  
CAD No.  
022033  
Plotted  
11/19/15 4:38p  
Ref. Dwg.  
2003-003-3  
Field Book  
F.S. & 549-1B SJD/RLL  
Job No.  
150216  
Dwg. No.  
2003-003-3-TPLAT  
Sheet  
1 of 1



# LEHMAN DORAL

TENTATIVE PLAT NO. **23741-2-R.A.**

Sec. 32

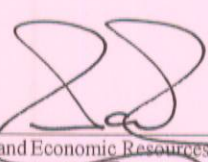
Twp. 53

Rge. 40

Municipality: DORAL

Zoned: CC

RECOMMENDS  
APPROVAL

3-4-16   
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS  
APPROVAL

3-4-16   
Date. Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Doral requirements and the requirements checked below:
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until December 4, 2016  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 1.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ **The implied offer with respect to the 80 feet of right-of-way for NW 12<sup>th</sup> Street must be approved and accepted prior to Final Plat.**
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

- ☒ MDWASD approval required prior to final plat review.
- ☒ Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)**